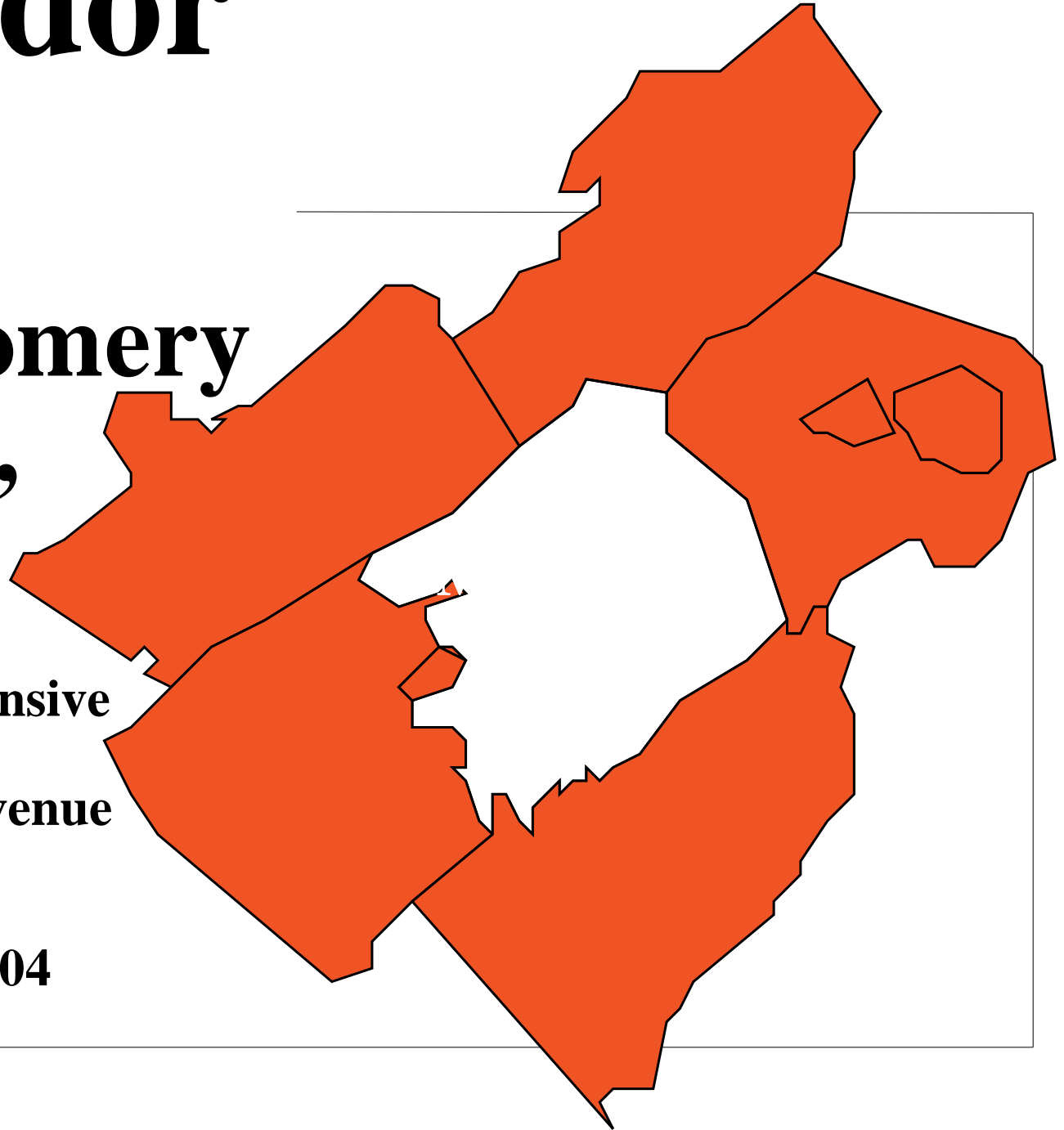


Corridor Plans

Montgomery County, 2025

**Joint Comprehensive
Plan for the
VA 177/ Tyler Avenue
Corridor Area**

Adopted: 10/12/04



Joint Comprehensive Plan For The VA 177 / Tyler Avenue Corridor Area

Adopted pursuant to Section 6.3(a) of the Route 177 Corridor Agreement between the City of Radford, Virginia; Montgomery County, Virginia and Montgomery County Public Service Authority dated March 1, 1993.

Introduction

In 1991, Montgomery County and the City of Radford jointly asked the New River Valley Planning District Commission (NRVPDC) to study the VA 177/Tyler Avenue Corridor Area. The study area covered approximately 2,700 acres in Montgomery County and the City of Radford located primarily in the upper Connellys Run watershed. The Corridor Area is shown on the Future Land Use Map (attached Figure 1).

The Corridor Study Area involved landowners, planners, economic development leaders, utility providers and the general public. It recognizes the VA 177/Tyler Avenue Corridor Area as a growth area where the extension of public utilities will provide important economic opportunities. The Corridor Area Study provides a framework for future development that allows existing uses to continue and allows the expansion of residential and commercial uses without encroachment on one another. It also uses the open and highly visible character of the Corridor Area to its advantage while preserving key features and insuring that buffers are established between incompatible uses.

The Corridor Area Study was completed in June 1992, and presented to Montgomery County and the City of Radford. A comprehensive agreement was entered into, entitled Route 177 Corridor Agreement dated March 1, 1993, which incorporates the Corridor Area Study. The Route 177 Corridor Agreement took full force and effect on June 30, 1993. Pursuant to Section 6.3(a) of the Agreement, this Joint Comprehensive Plan was adopted by Montgomery County and the City of Radford.

The VA 177/Tyler Avenue Corridor Area is one area where there is a clear need for multiple land uses to exist harmoniously. Today, VA 177 / Tyler Avenue is an increasingly heavily traveled highway that passes through pastureland, by single-family homes, and individual

business. Ready access to Interstate 81, proximity to industries and institutions in the City of Radford, and commuting patterns make the VA 177 / Tyler Avenue Corridor Area a desirable business location. These same qualities, plus the area's scenic appeal make it a desirable location for residences. As the City and County grow, there will be considerable pressure from both residential and commercial development in the Corridor.

It is important to realize that development pressure exists in the Corridor today. Several highway- oriented businesses have been built or expanded in the last several years at Interchange 109. Several subdivisions have been platted for single-family home development in this same period. A church and a hospital have proposed locating in the Corridor.

The results of the Virginia 177 /Tyler Avenue Corridor Effort have been incorporated into the following Goals and Objectives.

Shared Future Land Use Map

Two maps from the VA 177/Tyler Avenue Corridor Study are made a part of this joint comprehensive plan. The Future Land Use Map (attached Figure 1) illustrates the mix of land uses anticipated in the corridor area. The changes required to achieve this [and use pattern will not occur overnight, but rather will take place over time as public improvements and private investment compliment each other in the corridor. Necessary public improvements include the extension of utility lines, road improvements, storm water management and other future projects.

The Entrance Plan (attached Figure 2) limits entrance locations onto VA 177 to those shown on the plan map except where a variance is approved for a special entrance situation. Frequent curb cuts for individual residential and commercial entrances slow traffic. Fewer planned entrance locations allow the large acreage tracts found along VA 177 to fully develop without impeding traffic flow along this important arterial road.

Both the Future Land Use Map and the Entrance Plan assume the following:

Future Land Use Map (Figure 1)

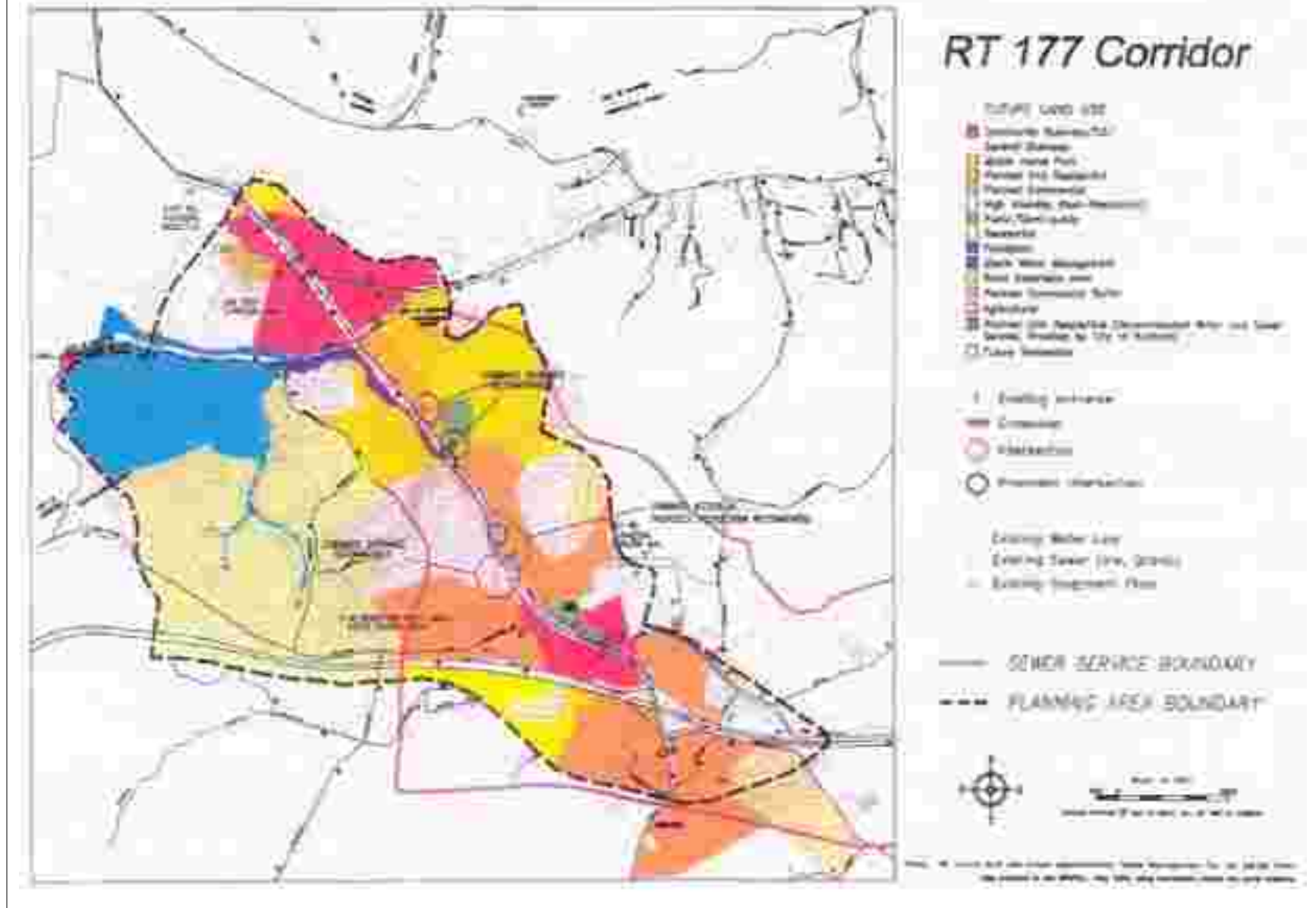
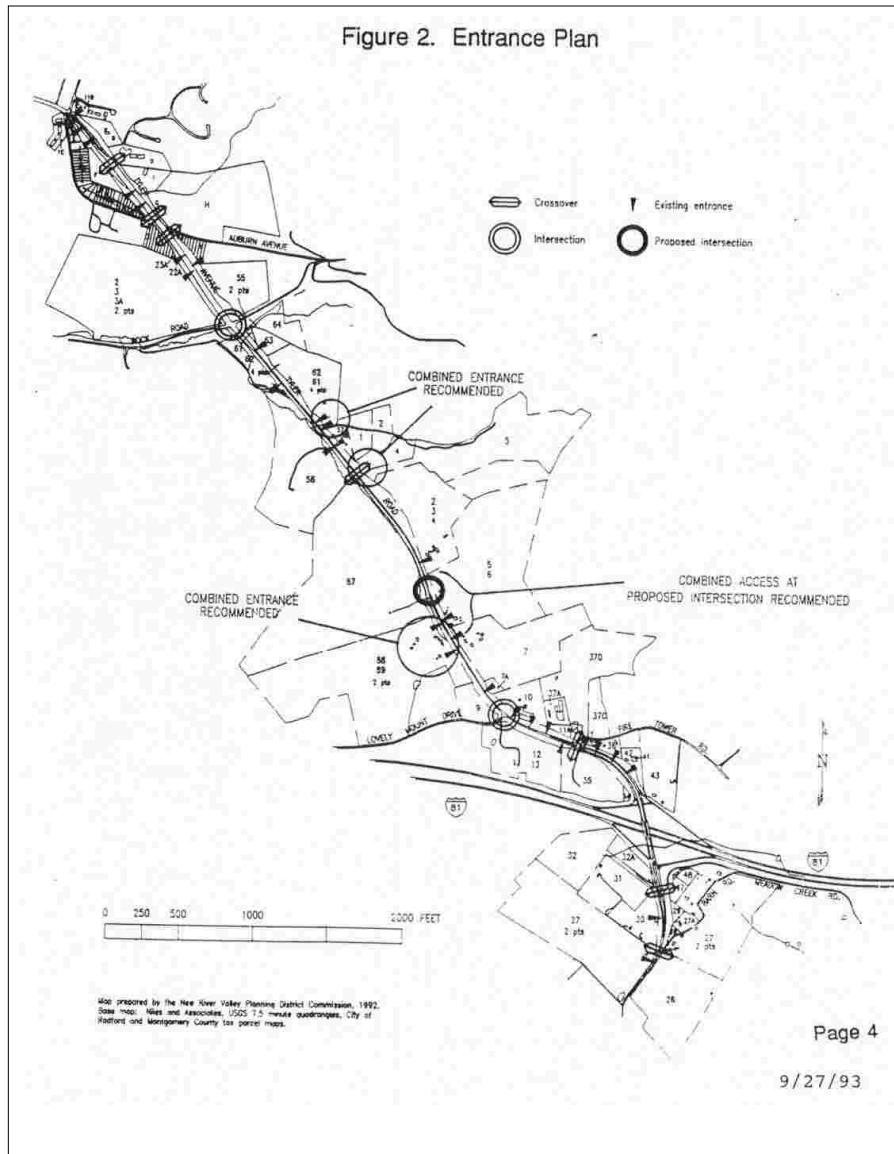


Figure 2. Entrance Plan



- Anticipate commercial development at Interchange 109 and along nearby sections of VA 177 and Lovely Mount Drive. This growth should take place through planned developments that consist of more than stripping of the existing road frontage.
- Recognize three areas that are suitable for high intensity developments. High intensity uses permitted with a special use permit include light industry, residential development over four (4) dwelling unit per acre, hospitals and health care complexes.
- Incorporate an entrance and intersection plan for the corridor frontage parcels
- Recognize that residential development in this area should be through the Planned Unit Development (PUD) District and Cluster Development rather than conventional subdivisions. Therefore, implementation will necessitate amendments to the Zoning Ordinance.

Joint Review

Both the City and County must provide for joint review of zoning issues and development plans by a joint Site Review Committee (County) / Development Committee (City). This activity was specified in the Route 177 Corridor Agreement. Joint review is central to the effective implementation of the remaining recommendations, and achievement of the future land use patterns illustrated in the attached figures.

The City of Radford's Goals for the Corridor

Achieving the successful implementation of the cooperative planning effort initiated by the City and Montgomery County in the VA 177/Tyler Avenue Corridor Area will require the City of Radford to undertake the following.

Future Land Use Plan - Modify the Future Land Use Plan in the City's portion of the Corridor to reflect the central concepts agreed upon by the City and County, like the location of commercial and residential development, the need for measures to reduce the number of future entrances constructed in the Corridor, and application of the planned

unit development concept in the Corridor setting.

Public Infrastructure - Take necessary steps to provide water and sewer capacity to the County portions of the Corridor. Storm water management in the Corridor should be pursued jointly through the following specific actions:

- Formation of a joint board of City and County officials to address storm water issues.
- A detailed engineering analysis should be undertaken of the regional storm water management alternatives, set priority of regional construction projects, and determine what specific on-site storm water containment requirements are appropriate.

The process of developing public works projects should involve the public and be accomplished in an efficient and attractive manner. Public projects should meet or exceed the standards set for private development and public projects should act as models for landscaping, adherence to the planning process, environmental awareness, and fiscal responsibility.

Zoning Ordinance - Modify the Zoning Ordinance to include districts that include the provisions outlined in the Expansion Overlay and Planned Unit Development Districts.

Recognize that planned unit development will be the structure through which ultimate development under the Future Land Use Plan will be achieved along VA 177 / Tyler Avenue and in other portions of the City and take appropriate steps to insure that the City is able to adequately guide and facilitate such developments.

The Zoning Ordinance should be modified to incorporate provisions for acceptance of voluntary proffers by developers including off-site improvements. Such proffers should reflect City objectives; in the Tyler Avenue Corridor these would be:

- a. Management of storm water.
- b. Safe and efficient traffic flow.
- c. Reservation of areas suitable for public facilities.
- d. Development of water distribution and sewer collection capacity.

Subdivision Ordinance - The Subdivision Ordinance should promote

adequate internal circulation and interconnect with adjacent developments. The Subdivision Ordinance should provide for duster subdivisions.

The City of Radford should review the effectiveness of the actions taken to meet these goals. Where, the measures taken can be applied to other portions of the City and achieve desired impacts, the City should consider doing so.

Montgomery County's Goals for the Corridor

Achieving the successful implementation of the cooperative planning effort initiated by the City of Radford and Montgomery County in the VA 177/Tyler Avenue Corridor Area will require the Montgomery County to undertake the following.

Public Infrastructure - The expansion of public water and sewer services in the corridor area by the PSA will be in accordance with the terms of the Route 177 Corridor Agreement between Radford, Montgomery County and the PSA.

Storm water management for the corridor area also requires a coordinated approach. Potential actions for consideration by Radford and Montgomery County include:

- Formation of a joint city/county board to address storm water issues on Connellys Run including both the east branch and the west branch.
- Undertake a detailed engineering analysis of the watershed to evaluate storm water management alternatives (such as higher on-site retention/infiltration standards, in-stream measures, regional detention, etc.), to set priorities for regional construction projects and to determine what specific on-site storm water containment requirements are appropriate.

Expansion Area Overlay District- Develop an overlay district in the Zoning Ordinance that would apply to the entire 177 Corridor Urban Expansion Area. This urban expansion area covers approximately 2,200 acre in the county. The overlay district would establish specific development standards relating to:

- *Entrance and Street Design* - Limit entrance locations onto VA 177 in accordance with the Entrance Plan (Figure 34) in

order to preserve effective traffic flow. Provide a variance procedure for special entrance situations. Establish minimum right-of-way widths and construction standards for collector streets off of VA 177.

- *Protection of Steep Slopes and Water Features* - Provide special consideration in the development process for areas with a slope of 25 percent or greater and areas within 50' of free flowing streams and impoundments.
- *Landscaping Plans* - Provide landscaping within the front setback and buffer yard areas.
- *Outdoor Lighting* - Limit lighting during hours a business is closed to that necessary for site security.
- *Signage* - Integrate signage into the site and the site landscaping.
- *Utility Placement* - Locate utilities underground with certain exceptions.

The intent of the overlay district is both to establish flexible standards and to establish a plan review process through which the developer works with the county to maintain the quality of the corridor area. Similarly, it is expected that county projects will also meet or exceed the standards set for private development. Public projects should act as models for landscaping, signage, and adherence to the planning process, environmental awareness and fiscal responsibility.

Planned Unit Development District (PUD)- Zoning Ordinance that would apply in the 177 Corridor Urban Expansion Area. The PUD concept would allow the negotiation of site-specific standards in exchange for the use of measures that mix land uses, insure adequate open space and maintain community amenities. The PUD approach would:

- Create a new zoning district that encompasses residential, commercial or light industrial development.
- Provide for the use of the PUD concept on smaller size parcels.

- Designate lands on the zoning map for future development as pud's. However, existing low intensity uses like agriculture and family subdivisions would continue by right.

Cluster Development - Revise the existing Cluster Development overlay district in the Zoning Ordinance in order to provide sufficient retention of open areas for both passive and active use to insure that the residents and the community benefits.

Recommendations

Guided by the information gathered, including citizen input, the Committee makes the following recommendations concerning the Virginia 177/Tyler Avenue Corridor:

Emergency Services

Since no written mutual aid agreement exists between Montgomery County and the City of Radford and citizens are very concerned about the timely provision of fire and rescue services in the Corridor, the Committee has already recommended that "the two governing bodies take immediate action to initiate development of a mutual aid agreement concerning fire and rescue services." Due to the importance of this issue, an interim resolution was passed by the Committee on March 16 2000, and given to the two governing bodies. (See Appendix 10 for the resolution.)

More specifically, the Committee recommends that the two localities develop a first-responder's agreement so that each part of the Corridor would be served by the emergency service agency that can reach it first.

Water and Sewer Service

First, given the disparities in data concerning water and sewer flows in the Corridor, the Committee recommends that the County PSA and the City continue cooperative efforts to establish a baseline of data on existing flows- If these efforts should be unsuccessful, an alternative proposed by the Committee is to have an independent third party measure sewer and water flows to determine daily and peak flows. Third party involvement would be undertaken under a separate agreement.

Development of accurate flow data will contribute significantly

to the effort to insure that maximum peak flows and per-day limits are not exceeded. It will also allow for more accurate future projections. A third party could also be used to assist in implementing the utility services policy recommended below when and if significant disparity exists between the PSA and the City Utility numbers. Ideally, a third party would have continuously recording meters in place.

Secondly, the Committee recommends that the critical flow concerns be a focus of attention. For example, one critical flow concern is the rapid nature of the high volume outflow from the Carilion New River Valley Medical Center. This is apparently caused by the settings on the hospital pump, which were required by the Virginia Department of Health- The Carilion New River Valley Medical Center and any other large user present or future, should try to find ways of leveling its outflow, so that the public sewer system is not overwhelmed with dramatic peak flows. The hospital administration should continue working with the Montgomery County PSA and the Virginia Department of Health to identify helpful options. The Committee recommends that the methodology for assessing peak flows be re-evaluated.

Given the information provided by the Peppers Ferry Regional Wastewater Treatment Authority (PFRWTA), the Committee recommends that the PFRWTA be encouraged to explore and evaluate alternatives for providing adequate system capacity. The Committee also recommends that Montgomery County purchase the required capacity in the PFRWTA's Radford and New River pump stations.

The Committee recommends that the two jurisdictions undertake a storm water management-study of the Corridor. This was recommended in the original 1992 study and has not been undertaken.

The PFRWTA has requested a 20-year estimate of future water and sewer capacity needs for the Corridor. It is recommended that, once the current flows are established, future projections be made by the Montgomery County PSA and City of Radford Utility staffs based on the future land use map.

Lastly, the Committee recommends that the City provide service to an area of the Corridor in the County which is adjacent to the City but outside the Corridor Agreement utility service areas, under a separate agreement.

Bicycle Routes/Facilities

Citizens provided significant input concerning bicycle facilities along Rt. 177 as well as a route between the City and Radford

University's Selu Conservancy located across 1-81 in Montgomery County. As a result, the Committee recommends the following changes to local bicycle plans:

- The County and City should amend their respective bicycle plans to show Wintergreen Drive (County and City portions) and Lovely Mount Drive (Bike Rt. 76 portion in County) as bike lane facilities with bike lanes to be added at some point in the future.
- The County should add the segment of Dry Valley Road from Lovely Mount Drive to the Selu Conservancy entrance (approx. 1.3 miles) to its bicycle plan as a bike lane facility with bike lanes to be added at some point in the future.
- The County should amend its bicycle plan to change Tyler Road (Rt. 177) from a shared road designation to a bike lane facility with the bike lanes to be added at some point in the future.

Land Use Regulation: Open Space

The current Montgomery County Zoning Ordinance for the Route 177 Corridor Overlay District includes a lot requirement, which specifies a maximum lot coverage (i.e., by buildings and paved areas) of 50 percent for all underlying base zoning districts. As noted in the Ordinance, the Route 177 Corridor Overlay regulations are intended to protect the essential characteristics of the Corridor while allowing well-planned development. The lot coverage requirement was designed to preserve open space in the corridor.

While the original 1992 Corridor Study did not recommend a lot coverage maximum, it did recognize the concept of Rt. 177 as a "gateway entrance." The original study also acknowledged the role of appearance and image in such a gateway.

In carrying out its work, the Committee heard from several corridor land owners who expressed concern that the County's 50 percent lot coverage maximum placed a hardship on those who developed or intended to develop property for business/commercial use. The Committee recognizes that there may be alternatives available which allow the creation/maintenance of an attractive gateway along Rt. 177, while permitting a lot coverage/open space requirement for business/commercial development, which is less restrictive than the

current regulation.

The Committee recommends the following:

- For underlying residential zoning districts in the County portion of the corridor, the maximum lot coverage percentages should be made consistent with those of like residential zoning districts in the County outside the corridor.
- Given the complexity of the maximum lot coverage/open space issue involving business/commercial-zoned parcels, the Committee does not recommend a specific change. However, the Committee recommends that planning staff from the two localities, along with New River Valley Planning District Commission staff, work to identify alternatives for consideration by the County and City Planning Commissions. The alternatives identified through this effort should be aimed at maintaining an attractive gateway along Rt. 177, while providing more flexibility to commercial property owners.

Future Land Use Process

Future land use is specifically directed by local policies and ordinances, such as zoning and subdivision ordinances. The following recommendations are made concerning the future land use process:

- That any new development requires site plan review,
- That a Utility Services Policy (see next section) be Implemented to require a Test for Adequate Facilities before approval is given to any site plan or rezoning (to limit development to that which can be supported by existing or planned water and sewer infrastructure). This would be enacted through changes in the zoning ordinances for the Corridor. A copy of any submitted plan or rezoning application would go to the County PSA and City Utility staffs for review and comments. In implementing the Adequate Facilities Test, when the County PSA and City Utility measurements of flows would result in different test outcomes, an option is to call upon an independent third party to provide flow numbers.

- That new development be in conformance with the Comprehensive Plan and Future Land Use Map.

Cellular and other communication towers are an emerging issue in the Corridor and for localities throughout Virginia. The Committee recognizes that cellular and other communication towers, regardless of ownership, constitute land uses, which are subject to local zoning and development regulations. Development of cellular and other communication towers in the Corridor is subject to the existing joint review process earned out by Montgomery County and the City of Radford, as guided by the Joint Comprehensive Plan and Future Land Use Map for the Corridor. Approval decisions are made based on the underlying zoning district regulations. A multi-jurisdictional task force in the region is examining issues and options related to siting of communication towers. The Committee urges that pertinent recommendations of the task force for dealing with communication tower development be incorporated into the two localities' development regulations and joint review process.

Land Use Planning

Future land use is guided by the Comprehensive Plan, which in turn shapes the Future Land Use Map.

The following section is recommended to be adopted into the Joint Comprehensive Plan by the City of Radford and Montgomery County. This recommends and acknowledges the Utility Services Policy, proposed changes to the zoning ordinance, and a Future Land Use Map. The Utility Services Policy should be adopted as a stand-alone policy, implemented through ordinance changes.

The Committee also recommends that the planning commissions periodically call upon the County PSA the City's Water and Wastewater Utility to update water and sewer flow levels.

Finally, the Committee recommends that the City of Radford and Montgomery County jointly conduct a feasibility analysis of the high-density Planned Unit Development areas for suitability for joint industrial development.

RECOMMENDED CHANGES TO THE JOINT COMPREHENSIVE PLAN

PROPOSED AMENDMENT TO THE MONTGOMERY COUNTY/CITY OF RADFORD JOINT COMPREHENSIVE PLAN (JOINT REVIEW section), TO PROVIDE THAT ALL NEW DEVELOPMENT IN THE 177 CORRIDOR REQUIRE SITE PLAN REVIEWS AND THAT ALL SITE PLANS AND REZONINGS (INCLUDING PLANNED UNIT DEVELOPMENTS) ARE SUBJECT TO LEVEL OF SERVICE STANDARDS FOR WATER AND SEWER CAPACITY, TO REQUIRE THAT THE LEVEL OF SERVICE REVIEW INCLUDE CONSIDERATION OF ANY CAPACITY PREVIOUSLY PURCHASE OR EARMARKED AND ANY SITE PLANS ALREADY APPROVED; AND TO PROVIDE FOR AN EXEMPTION TO THE LEVEL OF SERVICE STANDARDS WHERE THE PROPOSED SITE PLAN WILL HAVE MINIMAL IMPACT ON WATER AND SEWER SERVICES.

VA 177/Tyler Avenue Corridor Area Utility Services (Level of Service) Policy

BE IT ORDAINED by the Board of Supervisors of Montgomery County and the Council of the City of Radford, that their Joint Comprehensive Plan (Joint Review provisions) be amended as follows:
Joint Review

Both the City and the County must provide for joint review of zoning issues and development plans by a joint Development Committee (County) / Zoning Committee (City). This activity was specified in the Route 177 Corridor Agreement- Joint review is central to the effective implementation of the Corridor recommendations, and achievement of the future land use patterns illustrated in the attached figures.

Montgomery County and the City of Radford have previously established a number of documents and policies related to planning and land use in the Corridor. These include The Virginia 177/Tyler Avenue Corridor Study (1992), the Future Land Use Map for the Corridor (1992), and this Joint Comprehensive Plan for the Virginia 177/Tyler Avenue Corridor Area (1993) and the update of these documents (2000). The governing bodies, planning commissions, and county and city staffs rely extensively on these policies in making decisions on all land use matters, including rezonings, conditional use permits, preliminary subdivision plans, preliminary site plans, and

street closures.

Under Virginia law, the existing zoning for a piece of property is presumed to be valid, and the burden is on the applicant to show that the existing zoning is unreasonable and should be changed. The attached -amendment (Attachment A) should be added to the Zoning Ordinance; it sets out the factors, which should be addressed in deciding whether a proposed rezoning of a piece of property should be approved.

The first factor listed is whether the proposed rezoning is consistent with the Comprehensive Plan. Many applicants refer only to the Land Use Plan/Map to argue that their proposed rezoning is consistent with the Comprehensive Plan. The Land Use Plan shows the anticipated ultimate development of the Corridor when it is fully built out. It does not provide policies or standards on whether the property should be rezoned. Those policies and standards are provided in the text of the Comprehensive Plan. Policies for Evaluating Site Plans and Rezoning Requests.

Four key policies should be used in evaluating the appropriateness of site plans and rezoning requests:

1. Require that site plans, rezoning and use permit applications which would bring more intense uses to properties either demonstrate that existing services and infrastructure would not be adversely affected by the new uses, or proffer improvements that would directly satisfy the service and infrastructure demands which the new uses would create.
2. Support developments and improvements, which strengthen and fulfill the vision for the Corridor, Recognize that Rt. 177 serves as a gateway to the City of Radford and Radford University.
3. Evaluate and act upon site plan, rezoning and use permit applications on the basis of their timeliness that is, whether the uses proposed are compatible with the surrounding community as it now exists, even if the proposed uses are projected by the Plan as an ultimate development, and whether the introduction of the new uses at a particular time would cause deterioration of the surrounding community instead of strengthening the community in its transition to its ultimate projected character.
4. Discourage developments and rezonings to more intense uses which will increase demand on limited water and sewer capacity, unless the necessary improvements are within

local or state improvement plans, or unless the developer provides improvements which will directly meet the demands created by the development,

Related Implementation Policies

1. The policies from the Comprehensive Plan, as listed above, will be followed to the maximum extent possible.

Level of Service (LOS) standards are to be applied throughout the Tyler Avenue/177 Corridor (see map) to all site plans and rezoning applications, including rezoning for planned unit developments (see "Tests for Adequate Facilities.") Such LOS standards are intended to provide an objective standard for determining whether public facilities are adequate to meet the demands created by new development and proposed rezonings. This standard will be applied consistently to all site plans and rezoning applications to determine their timeliness.

The implementation of the Test for Adequate Facilities requires calculation of present water and sewer usage levels (see Definitions below). Note that once the current flows are determined, they should be utilized as a baseline for future calculations. The existing water/sewer capacities are determined by the Route 177 Corridor Agreement (1993).

PSA and City Utility staff should conduct an ongoing assessment of flow and usage levels. A copy of each we plan and rezoning application should be submitted to the Montgomery County Public Service Authority (PSA), the City Utility staff, and the Peppers Ferry Regional Wastewater Treatment Authority, which will then provide their findings and recommendations to the Planning Commission. If the Montgomery County PSA and the City Utility flow numbers are different enough to impact the outcome of the Test of Adequate Facilities, an option is to call upon an independent third party to determine flows for the Test.

2. The Board/Council specify as part of their zoning policy for this Corridor that any parcel rezoned to a more intense use or in any PUD overlay area must meet the Level of Service test. Low-density (defined as 1 housing unit per 1.5 acres or larger) not in a PUD

overlay area are exempt from the Level of Service test (no mandatory hook-up to public water and sewer.) Parcels in the County but adjacent to the City and not in the PUD overlay area, may petition the City of Radford for utility service without being subjected to the Level of Service test.

3. Infrastructure extensions by Peppers Ferry Regional Wastewater Treatment Authority, the Montgomery County PSA and other agencies will be reviewed by the Planning Commission for compliance with the Comprehensive Plan in accordance with state law The section of the Comprehensive Plan related to Public utilities is hereby strengthened to indicate that major sewer line extensions will be directed into areas where the governing bodies would like to channel growth and will not be approved for areas where the Plan discourages growth.

Definitions:

1. Existing water/sewer capacity
Existing water/sewer capacity shall mean the maximum public water/sewer capacity available under the Route 177 Corridor Agreement.
2. Usage level
Usage level is the sum of the average daily flow for the previous 12 months (as agreed to by the Montgomery County PSA and City of Radford Utility Office, or as measured by an independent third party if significant disparity exists between the PSA and City), any amount previously purchased or earmarked for specific future uses, and the amount projected to be used for currently approved site plans. Usage level shall be tabulated on an ongoing basis by the PSA and the City Utility staffs.

Adequate Facilities Policy

A. Sewer Facilities

1. Test for Adequate Sewer Facilities

- a. All site plan reviews and rezoning applications are required to pass the test for Adequate Sewer Facilities.
 1. It will pass the test for Adequate Sewer Facilities if it does not anticipate sewer usage levels above the 80 percent capacity level.
 2. For one that would anticipate the sewer usage level between 80 and 90 percent to pass the test for Adequate Sewer Facilities, there must be a plan to expand sewer capacity.
 3. For one that would anticipate the usage level at 90 percent or above to pass the test for Adequate Sewer Facilities, there must be a commitment of funds to cover planned sewer expansion.
- b. If the site plan or rezoning application does not pass the test for Adequate Sewer Facilities, the Joint Review should result in recommended denial of the application.

2. Conditions for Modifications

- a. Where a public sewer system improvement project is scheduled to be completed within one year of the date that the Board/Council is expected to consider a site plan or rezoning request which will improve the LOS of the sewer system, giving full consideration to the future impact of development of vacant lots, the plan or proposed rezoning will pass the test for Adequate Sewer Facilities. The sewer improvement project may be a state or local project, or the applicant may offer voluntarily to provide such improvements. Appropriate public utility representatives shall make the determination of whether or not the sewer improvements will be completed within one year of the date consideration is scheduled for the subject site plan or rezoning application.

- b. In certain instances, the Joint Review process, Board/City Council and Planning Commission may consider such factors as the degree of fiscal impact to the localities, potential employment, and the degree to which the proposal will achieve the County/City's Economic Development goals.

All residential site plan or rezoning requests which would allow for the creation of not more than five (5) lots for single-family dwellings, excluding all multi-family developments, are exempt from the LOS test for Adequate Sewer Facilities. The number of lots that can be created shall be determined on the basis of development criteria in the local zoning and subdivision ordinances.

B. Water Facilities

1. Test for Adequate Water Facilities

- a. All site plan reviews and rezoning applications are required to pass the test for Adequate Water Facilities.
 1. It will pass the test for Adequate Water Facilities if it does not anticipate water usage levels above the 80 percent capacity level.
 2. For one that would anticipate The water usage level between 80 and 90 percent to pass the test for Adequate Water Facilities, there must be a plan to expand water capacity.
 3. For one that would anticipate the usage level at 90 percent or above to pass the test for Adequate Water Facilities, there must be a commitment of funds to cover planned water expansion.
- b. If the site plan or proposed rezoning does not pass the test for Adequate Water Facilities, the Joint Review should result in recommended denial of the application.

2. Conditions for Modifications

- a. Where a public water system improvement project is scheduled to be completed within one year of the date that the Board/Council is expected to consider a site plan or rezoning request which will improve

the LOS of the sewer system, giving full consideration to the future impact of development of vacant lots, the proposed rezoning will pass the test for Adequate Water Facilities- The water improvement project may be a state or local project, or the applicant may offer voluntarily to provide such improvements. Appropriate public utility representatives shall make the determination of whether or not the water improvements will be completed within one year of the date consideration is scheduled for the subject site plan or rezoning application.

- b. In certain instances, the Joint Review process, the Board/City Council and Planning Commission may consider such factors as the degree of fiscal impact to the localities, potential employment, and the degree to which the proposal will achieve the County/City's Economic Development goals.
- c. All residential site plans or rezoning requests which would allow for the creation of not more than five (5) lots for single-family dwellings, excluding all multifamily developments, are exempt from the LOS test for Adequate Water Facilities, The number of lots which can be created shall be determined on the basis of development criteria in the local zoning and subdivision ordinances.

Attachment A

Recommended Revision to the Montgomery County/City of Radford ZONING ORDINANCE for Expansion Area Overlay District (177 Corridor)

If the application is for a reclassification of property to a different zoning district classification (a rezoning, including rezoning for a Planned Unit Development), the report of the Planning Commission should contain findings on Level of Service (Tests of Adequate Facilities) and the following matters, as appropriate:

- a. Whether and in what respect the proposed zoning district classification is consistent with the Comprehensive Plan.
- b. Whether and in what respect there are any changed or changing conditions in the area affected that make the proposed rezoning necessary.
- c. Whether and in what respect the range of uses in the proposed zoning district classifications are compatible with the uses permitted on other property in the immediate vicinity.
- d. Whether and in what respect adequate public facilities and services exist or can be provided to service the uses that would be permitted on the property if it were rezoned.